

PUTTING HISTORY TO WORK

PART 1 – BASICS OF HISTORIC PRESERVATION

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Nevada Preservation Foundation



NEVADA
**STATE HISTORIC
PRESERVATION OFFICE**



Nevada Department of
**CONSERVATION &
NATURAL RESOURCES**

Topics for Today



- The Basics of the National Historic Preservation Act
- Surveying Historic Properties
- Preservation Planning
- National Register of Historic Places
- Caring for Historic Properties: Treatment and Rehab



What's your historic place?

What is Preservation?

- Maintaining communities
- Managing Change
- Connecting with Place



Harrison's Guest House, Las Vegas

Why Preserve It?



Sense of Place

Community Identity



Economic or Environmental Value



Others?



Preservation & Social Sustainability

- Community Identity
- Sense of Place
- Supporting place-making at the local level
- Community Stewardship



Riverside Hotel, Reno

Preservation & Economic Sustainability

- Promotes local job growth
- Promotes local investment & stable economies
- Financial incentive programs where applicable



US Post Office – Reno Main

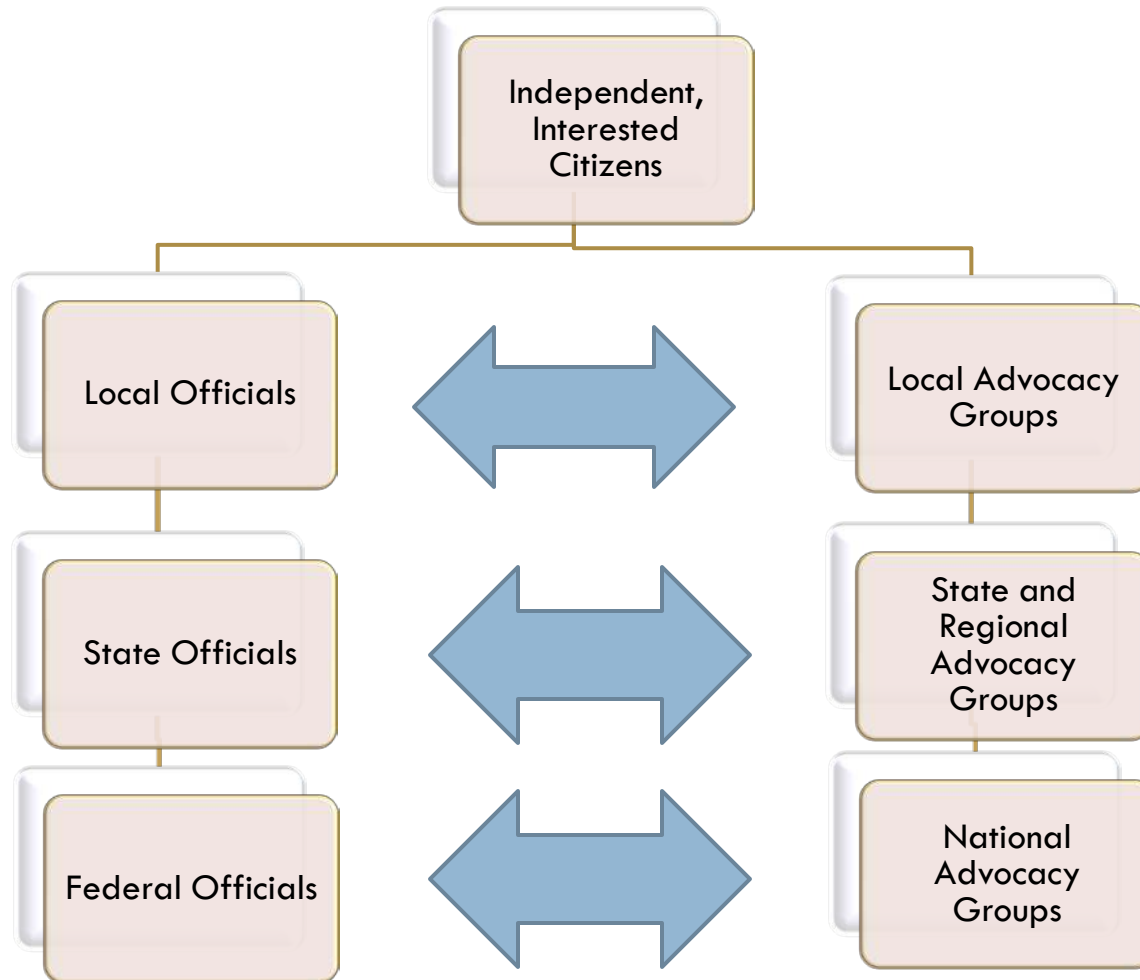
Preservation & Environmental Sustainability



Mackay School of Mines, UNR Campus, Reno

- Conserving our largest consumer product: buildings
- Walkable / bikable communities
- Built-in energy performance in buildings constructed before 1950

Who Preserves it?



Where did Preservation Come From?



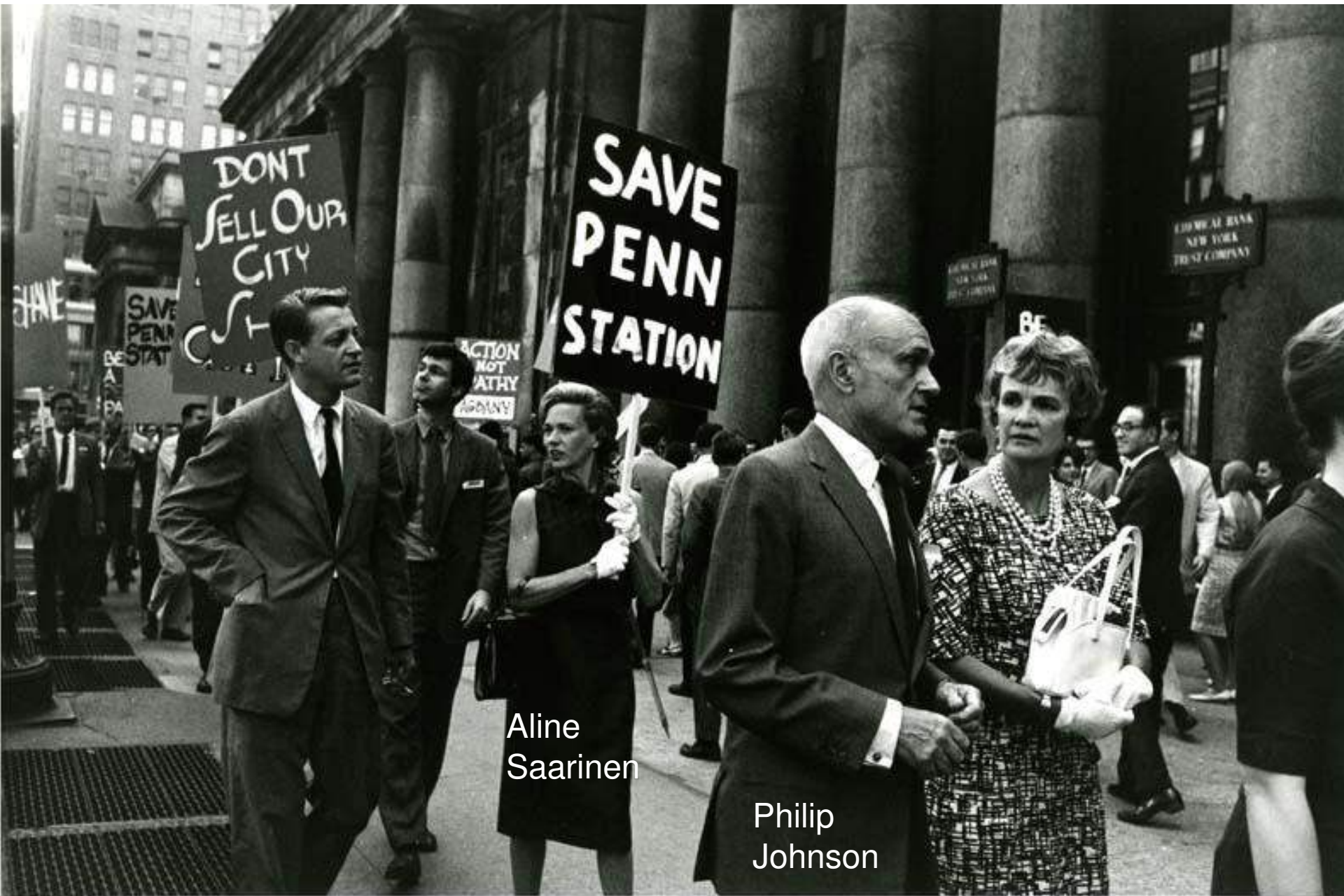
- 1853 – Mount Vernon Ladies' Association
- 1906 - Antiquities Act
- 1916 – National Park Service Organic Act



- 1933 – Historic American Building Survey
- 1935 – National Historic Sites Act
- 1949 – National Trust for Historic Preservation

Penn Station,
New York City,
c.1911





Aline
Saarinen

Philip
Johnson

1963

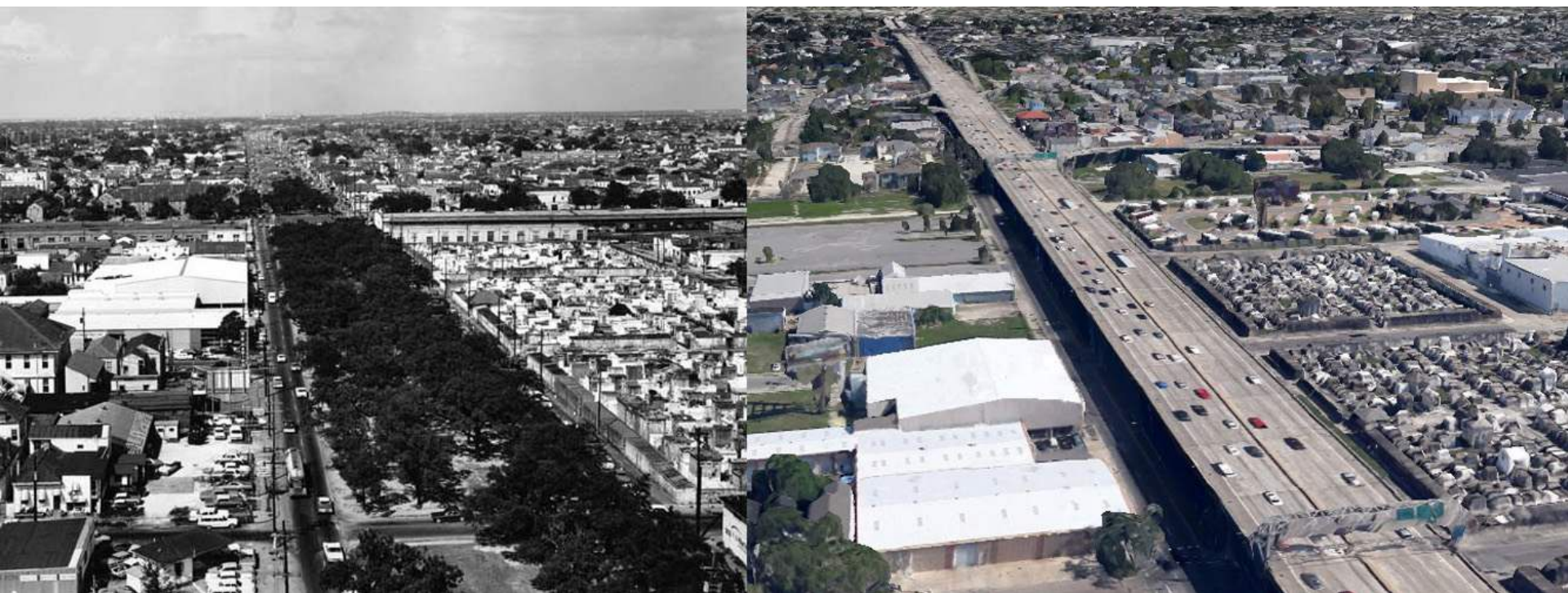




Claiborne Avenue, New Orleans, 1947 (Charles L. Franck Studio Collection)



Claiborne Avenue @ Laharpe in 2014 (Christine Carlo).



North Clairborne Avenue, New Orleans in 1966 vs. 2014 (Louisiana Division/City Archives, New Orleans Public Library / Google Earth)

1966: Building a National Preservation Framework

- Losses of historic neighborhoods and downtowns
- Grassroots movement
- **1966 – National Historic Preservation Act**



Robert Utley at the Denver “New Preservation” conference in 1968.



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The NHPA: National Framework

- State Historic Preservation Offices
- Historic Preservation Fund
- Advisory Council on Historic Preservation
- National Park Service



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Review & Compliance

National Historic Preservation Act(NHPA):

Sections 106 & 110

State Preservation Laws:

Burials &Covenants



Grants & Aid

Historic Preservation Fund (HPF)

Commission for Cultural Centers and

Historic Preservation (CCCHP)

Historic Rehabilitation Tax Credits



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Survey & Planning

Nevada Cultural Resource Information
System (NVCRIS)

National Register of Historic Place (NRHP)

State Register of Historic Places (SRHP)



Outreach

Nevada Site Stewardship Program (NSSP)

Certified Local Governments (CLG)

PRESERVATION AS ECONOMIC DEVELOPMENT

WHY DO IT?



11th Street in East Ely

Preservation's Role in Economic Development: Reduced Costs



- Building Conservation
 - Avoid long-term financial waste in demolition and new construction
 - Keeps square footage available for housing and businesses
- Historic District Density
 - Higher tax revenue per square foot for local governments
 - Reduces infrastructure demand per building (lower costs for everyone)

Preservation's Role in Economic Development: Job Growth and Small Business Incubation

- Reduce Capital Costs for Small Businesses
 - ▣ Building already there
 - ▣ Smaller, adaptable floor space
 - ▣ Leverage incentives
- Job Growth
 - ▣ Maintenance vs. new construction
 - ▣ Skilled labor
 - ▣ Local economic circulation



Preservation's Role in Economic Development: Heritage Tourism

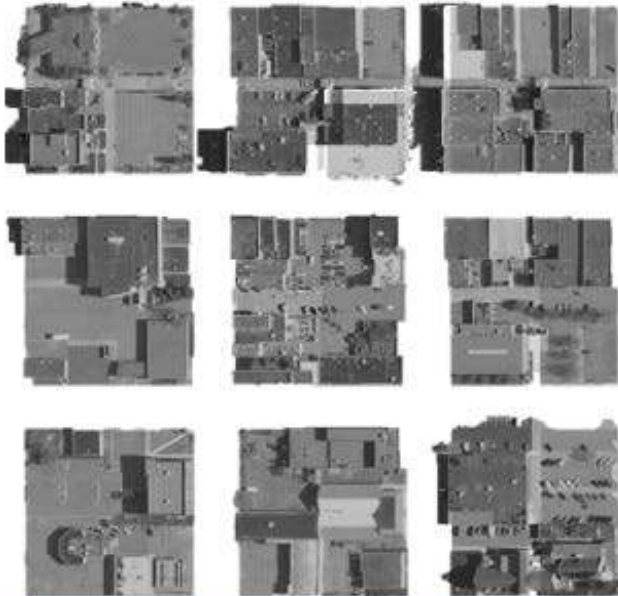


- Authentic spaces
 - ▣ Telling real stories in real places
 - ▣ Marketing assist (heritage businesses and cross-advertising)
- Locals and tourists
- Part of Nevada's outdoor recreation economy



NINE DOWNTOWN BLOCKS

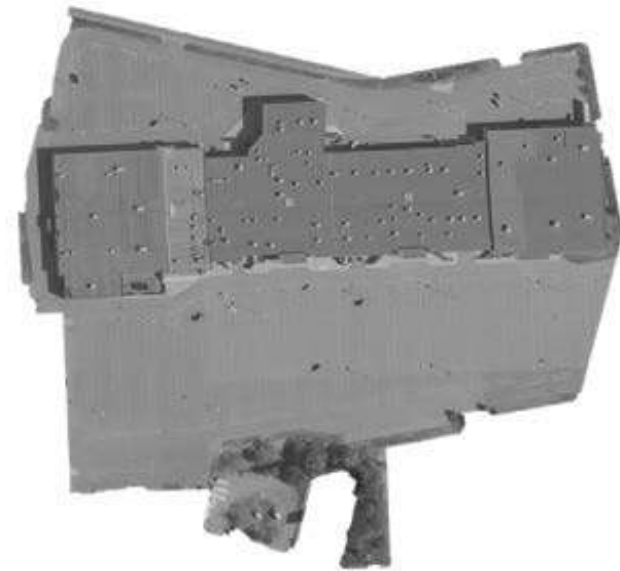
16 taxable acres



Net Value
Per Acre
\$1,310,830

SHOPPING MALL

23 taxable acres



Net Value
Per Acre
\$281,128

2014 taxable values from Brainerd, MN

DO THE MATH

**STRONG
TOWNS**

Preservation's Role in Economic Development: Financial Incentives



- Federal
 - ▣ 20% rehabilitation tax credit
 - ▣ Grants (public or non-profit)
- State
 - ▣ CCCHP Grants
- Local
 - ▣ Open Space Assessment (NRS 361 a)

Common Threats to Historic Buildings

- Neglect
- Lack of Awareness
- Lack of finances
- Planning & Zoning
 - ▣ International Existing Building Code not adopted
 - ▣ Minimum parking standards



Preservation as Economic Development

Nationwide Economic Impacts of Federal Tax Incentives in FY2017

- 1,035 certified projects
(1 in Nevada)
- Leveraged over \$5.82
billion in private
investments
(\$1.15 million in NV)
- Created an estimated
106,846 jobs
(21 jobs in NV)
- \$1 million median QRE
(Qualified Recoverable
Expenses)
- 160,058 Low- and
Moderate-income housing
units created.

□ SHPO's current emphasis

- ▣ Commercial survey and designation of
downtown/commercial districts
- ▣ Access to 20% federal tax incentives for
income-producing properties



Reese-Johnson-Virgin
House, Genoa

Late 2016 Project

\$1.15 million QRE

Now the Pink House, a
café and deli in
downtown Genoa

Preservation Tax Credits – Details

□ Requirements:

- Property must be **listed in the National Register of Historic Places** (individual or district)
- New use must be **income-producing** (commercial, office, rental residential, etc.)
- Project must demonstrate that it meets **SOI Standards for Rehabilitation**

Preservation Tax Credit - Tips

- From SHPO & NPS
 - ▣ Talk to a **tax professional** before starting
 - ▣ Hire **contractors with experience** with the SOI Standards for Rehabilitation
 - ▣ Contact the SHPO **early** in your planning process

- From an applicant (Pink House)
 - ▣ Take lots of photos and keep them organized
 - ▣ NPS has strict guidelines but has room to negotiate

<p>Organization _____</p> <p>Social Security or Taxpayer Identification Number _____</p> <p>Street _____</p> <p>State _____ Zip _____</p> <p>NPS Office Use Only</p> <p>The National Park Service has reviewed the "Historic Certificate" and:</p> <p><input type="checkbox"/> that the rehabilitation described herein is considered neither the Secretary of the Interior's "Standards for Rehabilitation" nor can be limited only to the owner of a "certified historic structure";</p> <p><input type="checkbox"/> that the rehabilitation or proposed rehabilitation is not in accordance with the Secretary of the Interior's "Standards for Rehabilitation"; or</p> <p><input type="checkbox"/> that the rehabilitation or proposed rehabilitation project does not meet the Secretary of the Interior's "Standards for Rehabilitation".</p> <p>Date _____ National Park Service</p> <p><input type="checkbox"/> See Attachments</p>	<p>_____ appear on completion of rehabilitation project to the extent of my knowledge, belief, and faith, that the rehabilitation project is in accordance with the Secretary of the Interior's "Standards for Rehabilitation" and that the rehabilitation project is in accordance with the Secretary of the Interior's "Standards for Rehabilitation".</p> <p>Name _____</p> <p>Organization _____</p> <p>Social Security or Taxpayer Identification Number _____</p> <p>Street _____</p> <p>State _____ Zip _____</p> <p>NPS Office Use Only</p> <p>The National Park Service has reviewed the "Historic Certificate" and:</p> <p><input type="checkbox"/> that the completed rehabilitation meets the primary or the objective in which it is located "certified rehabilitation". A copy of the certificate is to be used in conjunction with the provisions of the Internal Personnel Code should any employee or representative of the National Park Service be requested to perform any work on the project at any time up to five years after the completion of the project.</p> <p><input type="checkbox"/> that the completed rehabilitation project is not in accordance with the Secretary of the Interior's "Standards for Rehabilitation" and that the rehabilitation project is not in accordance with the Secretary of the Interior's "Standards for Rehabilitation".</p>
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PART 1 Evaluation of Significance

PART 2 Description of [Proposed] Rehabilitation

PART 3 Certification of Completed Work

Preservation Tax Credits – How does the process work?

Applicant completes materials (often with consultants)



Submits application to
State Historic Preservation Office (SHPO)



National Park Service receives application from SHPO,
makes final certification decision, notifies applicant

Other Preservation-Possible Tools

- Governor's Office of Economic Development
 - ▣ Nevada Main Street
 - Historic preservation is one of the central tenets of this program
 - ▣ CDBG Grants



Examples of Success – The Mizpah Hotel



- Privately-funded rehabilitation
- Property retains NRHP listing
- Vibrant downtown business

Examples of Success – Nevada Northern Railway

- Museum / heritage tourism draw
- Major attraction for White Pine County
 - ▣ 2017
 - \$4.3 million in revenue in White Pine County
- Grant support
 - ▣ CCCHP



Examples of Success – The Pink House



- Reese-Johnson-Virgin House in Genoa
- Secured 20% Rehabilitation tax credit
- Small business and anchor for downtown